

Summary

FSILG housebills continue to increase at 2-3% per year (\$7,656 average for the 2013-14 academic year). In contrast, MIT residence hall charges have increased at 4-7% per year. FSILG housebills, many of which include meal plans, are now slightly lower for the first time than rooms in MIT residence hall costs, which notably exclude meal plan costs (\$4,774 to \$3,078, mandatory in some residence halls).

Participation and Survey

Thirty-two organizations have replied to the housebill survey. This includes four resident sororities, five independent living groups and 23 fraternities.

Findings

Occupancy

Twenty-four of 32 organizations reported operating at above 80% of the ideal capacity reported by each chapter, a slight improvement over last year. In total, all participating groups housed a total of 952 students out of an occupancy of 1134 (84%, 182 empty beds). Improvements in occupancy numbers are driven by a small increase in community-wide membership and a small reduction in the total number of available beds. Similar occupancy numbers were reported for the Summer 2013 period compared to the academic term, slightly down from Summer 2012 in which most houses operated at capacity during the summer.

Resident Charges

The average Fraternity, ILG, Sorority and community-wide Housebills are shown below and these Data are reported in Chart 1 in aggregate and in Chart 2 for individual chapters. Overall, the increase in FSILG Housebill was 1% from the 2012-2013 to the 2013-2014 academic year, and 15% total over the 2008-2009 to 2013-2015 five-year period.

	Fraternity	Sorority	ILG	FSILG-wide
2013-14	\$7,759	\$9,110	\$6,022	\$7,656
2012-13	\$7,388	\$8,955	\$7,117	\$7,576
2011-12	\$7,357	\$8,569	\$5,933	\$7,376
2010-11	\$7,184	\$7,882	\$5,734	\$7,132
2009-10	\$6,966	\$7,831	\$5,766	\$6,925
2008-09	\$6,976	\$7,529	\$5,133	\$6,671

*Note that the same houses did not participate in each period.

Several chapters reported a decrease in their Housebill compared to previous years. However, community-wide the trend is ~2.6% increase per year.

% Housebill Change, by chapter

(No. of Chapters)	<0%	0-2%	2-5%	5-10%	10-15%	15-25%	>25%
One Year	6	8	5	3	0	3	2
Five Years	2	0	2	5	4	6	5

Non-resident Charges

The average Fraternity, Sorority, ILG or FSILG non-resident housebill for the year is reported below and in Chart 1. The amount charged to non-residents varies considerably from chapter to chapter.

Freshmen	Fraternity	Sorority	ILG	FSILG-wide
2013-14	\$653	\$894	\$239	\$619
2012-13	\$498	\$987	\$273	\$541
2011-12	\$521	\$744	\$123	\$511
2010-11	\$588	\$692	\$140	\$588
2009-10	\$628	\$545	\$325	\$595
2008-09	\$622	\$790	\$110	\$540

Non-Freshmen	Fraternity	Sorority	ILG	FSILG-wide
2013-14	\$816	\$709	\$255	\$715
2012-13	\$655	\$673	\$223	\$614
2011-12	\$751	\$619	\$ 47	\$663
2010-11	\$775	\$684	\$300	\$775
2009-10	\$833	\$506	\$450	\$761
2008-09	\$810	\$662	\$203	\$701

Summer Housebills

The amounts collected for the Summer of 2013, per summer resident, are reported below. These data were not collected in 2008.

Summer	Fraternity	Sorority	ILG	FSILG-wide
2013	\$1425	\$1419	\$1235	\$1392
2012	\$1469	\$1390	\$1377	\$1449
2011	\$1387	\$1538	\$1241	\$1392
2010	\$1219	\$1369	\$1291	\$1246
2009	\$1033	\$1322	\$928	\$1058

Meal Plans

All chapters except three reported providing some meal plan. Seven organizations provide dinner only four-six days per week. Many of the other houses provide some variation of an open pantry policy for breakfast and lunch. The housebill charged did not correlate to the number of meals provided.

Comparison to Residence Halls

The average room in a residence hall (all singles, doubles and triples) costs ~\$7,849 per academic year, excluding food costs. The current MIT meal plans vary in cost from \$4,774 to \$3,078 for 19-10 meals per week. The meal plan that is most accessible and lowest cost to MIT students is the ANY 14 plan which has an average meal cost of approximately \$10.35 per meal. This figure was used to compute the cost for eating 21 meals per week for 30 weeks per academic year, for a total food cost of ($\$10.35 \times 630 = \$6,520.50$; Note that this is well below the figure reported to incoming freshmen, who are assumed to eat 19 meals per week and live in Maseeh). This number is added to the base cost of living to each residence hall and reported in Chart 3, bringing the average cost of room and board in a residence hall to \$14,370. For FSILGs,

three numbers are reported in Chart 3, all of which assume that a student will eat 21 meals per week:

- 1) Student Eats 100% of FSILG provided meals: The chapter housebill plus \$10.35 for each meal not provided by the FSILG meal plan (bottom of error bar on Chart 3).
- 2) Student Eats 50% of FSILG provided meals: The chapter housebill plus \$10.35 for each meal not provided by the FSILG meal plan, plus \$10.35 for each meal that the student would eat out of the chapter (bar on Chart 3).
- 3) Student Eats 0% of FSILG provided meals: The chapter housebill plus $\$10.35 * 630$ meals (top of error bar on Chart 3, same formula as residence halls).

Note that for most FSILGs, students pay substantially less than residence halls under all three scenarios. If a student eats 50% of FSILG provided meals, the cost is, on average, \$12,256 compared to \$14,370 for residence halls.

Finally, to examine the change over time in cost of a representative Residence Hall room, the year-over-year increase in cost for a Double in Baker House was 6.67% from 2003-2010. However, the change in cost from the 2009-2010 to 2013-14 academic years was ~4-5.5%, a departure from the 6-7% increases which have been standard over the last seven periods from which we have data. MIT is increasing the cost of a Double in Baker by 4.5% going into the 2014-2015 academic year. These numbers exclude the additional cost of the meal plan mandatory in some residence halls.